142.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	747,100 / 747,100
					USE VALUE:	747,100 / 747,100
					ASSESSED:	747,100 / 747,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COFFIN BRENDA J/TRUSTEE
Owner 2:	162 GRAY ST REALTY TRUST
Owner 3:	
Street 1:	162 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COFFIN BRENDA J -
Owner 2:	-
Street 1:	162 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,184 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1528 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5184.000	286,300	400	460,400	747,100
Total Card	0.119	286,300	400	460,400	747,100
Total Parcel	0.119	286,300	400	460,400	747,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.94 | /Parcel: 488.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	91787
GIS Ref	
GIS Ref	
Insp Date	11/18/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,300	400	5,184.	460,400	747,100	747,100	Year End Roll	12/18/2019
2019	101	FV	228,900	400	5,184.	431,600	660,900	660,900	Year End Roll	1/3/2019
2018	101	FV	228,900	400	5,184.	356,800	586,100	586,100	Year End Roll	12/20/2017
2017	101	FV	228,900	400	5,184.	328,000	557,300	557,300	Year End Roll	1/3/2017
2016	101	FV	228,900	400	5,184.	299,300	528,600	528,600	Year End	1/4/2016
2015	101	FV	216,000	400	5,184.	293,500	509,900	509,900	Year End Roll	12/11/2014
2014	101	FV	216,000	400	5,184.	272,800	489,200	489,200	Year End Roll	12/16/2013
2013	101	FV	216,000	400	5,184.	259,600	476,000	476,000		12/13/2012

!11006!

PRINT

Date	Time
12/11/20	01:13:31

LAST REV

Date	Time
01/25/18	18:45:16
apro	
11006	

USER DEFINED

Prior Id # 1:	91787
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COFFIN BRENDA J	57946-325		11/28/2011	Convenience	1	No	No		
COFFIN BRENDA J	57946-306		11/28/2011	Convenience	1	No	No		
COFFIN BRENDA J	49689-346		6/26/2007	Family	10	No	No		
GOLDHAMMER RICH	28028-540		12/30/1997		280,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2008	1312	Re-Roof	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2008	Meas/Inspect	345	PATRIOT
12/17/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	270	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5184		Sq. Ft.	Site		0	80.	1.11	9									460,418						460,400	

Total AC/HA: 0.11901 | Total SF/SM: 5184 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 460,418 | Spl Credit | Total: 460,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33717275
Const Adj.:	0.98000199
Adj $ / SQ:	170.356
Other Features:	73100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388968
Depreciation:	102688
Depreciated Total:	286280

COMMENTS

OF=TOILET & SHOWER IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

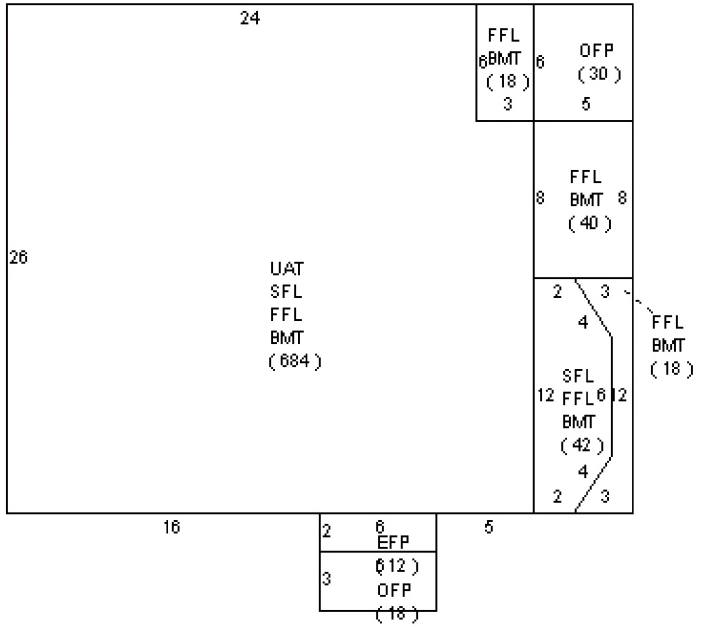
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.36
Special Features:	0	Val/Su Net:	111.79
Final Total:	286300	Val/Su SzAd	187.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	802	51.110	40,988
FFL	First Floor	802	170.360	136,626
SFL	Second Floor	726	170.360	123,679
UAT	Upper Attic	171	68.140	11,652
OFP	Open Porch	48	43.120	2,070
EFP	Enclos Porch	12	71.150	854

Net Sketched Area:	2,561			Total:	315,869
Size Ad	1528	Gross Are	3074	FinArea	1528

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	1980	6.00	T	31.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc